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DANIEL WEBSTER, *THE EXPOUNDER OF THE CONSTITUTION*. By Everett Pepperell Wheeler. New York and London: G. P. Putnam's Sons, The Knickerbocker Press, 1905. pp. v, 188.

To attempt in less than two hundred pages to portray Webster as the "Expounder of the Constitution" is a task to be undertaken by few men. Mr. Wheeler has essayed it and been reasonably successful. The reader will quite likely be so well satisfied with what he finds in it as to wish there were more of it.

The author tells us that it is the result of his thought and gleaning in odd hours for a score of years, and the book gives evidence of careful work by one taking pleasure in it. It is a book the professional man will delight in, and the layman need not hesitate to take it up because of its title.

It is not a "Life of Webster," nor will we find here the text of his great speeches or arguments. It is made up of brief statements of the cases in which the great arguments of Webster were made and of his great speeches in defense of the Constitution and the Union, with explanatory comment by the author, individual cases or speeches being treated in separate chapters.

There is presented here in brief form a very clear view of the great work of a great man and the reader cannot but be impressed with the importance of that work to the country he served.

Though it comes into a field productive of much that is profitable reading for one interested in the life and work of the great statesman-lawyer, this book should not for that reason be overlooked. No little of interest and value is added by the impressive portrait from the etching by Hollier, after the painting by Ames, which serves as a frontispiece.

V. H. LANE.

A TREATISE ON THE LAW OF REAL PROPERTY. By Frank Goodwin, A.M., Emeritus professor of the law of real property in the law school of Boston University. Boston: Little, Brown and Company, 1905. pp. lii, 531.

This is a book in regular law style, containing 460 pages of text, 70 single column pages of index, and 52 of tables of contents and cases cited. From the table it would appear that something like 1,800 cases are cited. From the preface we learn that the author was for seventeen years lecturer on the law of real property in Boston University, and that the book is intended to be useful to students of law.

The order of treatment is as follows: A sketch of the feudal system, the statute *Quia Emptores*, hereditaments corporeal and incorporeal, estates in fee, life estates, dower, curtesy, landlord and tenant, reversion and remainder, fees-tail and conditional, descent, uses, contingent remainders, coöwnership, cross-remainders, rule in Shelley's case, rule in Wild's case, failure of issue clauses, limitations referring to attaining age, reversion on contingent remainders, perpetuities, rights of entry, reservations and exceptions, uses and trusts, powers, covenants, mortgages, licenses and easements, adverse possession, incorporeal rights. The very noticeable departure from the usual plan of arranging the material may seem confusing to some; but